



# WHITELY TEMPORARY SCHOOL LANDSCAPE MANAGEMENT PLAN

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**Our Ref: JSL2098\_510**

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# QUALITY MANAGEMENT

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## APPENDICES

- i) PLANTING PLANS - RPS DRAWING JSL2098, 500 (as amended)

# 1 INTRODUCTION

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- 1.1 This report is prepared by RPS in pursuit of planning condition 10.b associated with planning approval for the 'Construction of a Temporary Primary School to provide places for up to 210 pupils at Plot of Land off Lady Betty's Drive, Whiteley (Planning Permission 12/02686/HCS)'.
- 1.2 This report supplements the planting plans and schedules for the site by identifying the maintenance and management regimes following the successful completion of the 12 months maintenance and defects period, in order to achieve and maintain the long term landscape objectives for the scheme.

## 2 LANDSCAPE OBJECTIVES

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2.1 The landscape works referred to within this report are associated with the land known off Lady Bettys Drive which is to house Whitely Temporary School.

2.2 The site is located to the south east of the village of Whitely, Hampshire; it is bounded to the south by Lady Bettys Drive which runs parallel to the neighbouring M27 with access off the junction between Bader Way and Bleriot Crescent to the east. The site is surrounded exclusively by residential developments with the exception of the southern most boundary which adjoins the M27.

2.3 The broad design objectives of the landscape proposals are as follows:

**Landscape Integration:** to provide an appropriate setting for the new development, responding to adjacent land uses where appropriate.

**Landscape Amenity:** to respond to the scale and character of the site and enhance the resident, employee and visitor experience.

**Biodiversity:** to protect, manage and enhance the nature conservation value of appropriate areas of the site.

## 3 ZONING

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3.1 For the purposes of design, function, landscape treatment and management the site can be divided into 3 broad landscape zones. These are identified below with their landscape objectives listed below.

3.2 **Amenity and structure planting to enhance the setting of the development**

Retain and enhance existing tree, shrub and grassland planting to the site periphery. This is a varied palette of planting and provides;

*General amenity*

*Softening of boundaries*

*Softening the street scene*

*Visual screening*

*Enhancement of grassland habitats*

3.3 **Playground planting to enhance the learning environment**

Provide areas of soft landscape through grass areas and tree and shrub planting through the playground for the benefit of pupils, including changes in level, areas for natural shade and shelter and screening to areas such as parking;

*General visual amenity*

*General amenity grass*

*Visual screening*

*Boundary planting for shade and shelter*

*Grass mounds for play*

3.4 **Natural grass sports pitches**

Provide natural grass fields for formal sports pitches and organised games for use by the school and community where applicable;

*Sports use and general amenity*

## 4 LANDSCAPE ELEMENTS

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4.1 The various landscape elements within each zone are summarised below:

4.2 **Amenity and structure planting to enhance the setting of the development**

Retain and enhance existing tree, shrub and grassland planting to the site periphery. This is a varied palette of planting and provides;

- Existing mature tree belt;
- Existing hedgerow planting and associated ditches;
- Existing scrub understory planting;
- Rough grassland;

4.3 **Playground planting to enhance the learning environment**

- Amenity grassland areas;
- Screen planting including hedgerows and tree planting;
- Grass mounds for seating and play;

4.4 **Natural grass sports pitches**

- Grass sports fields

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## **Performance Requirements**

4.5 The performance requirements of these elements are detailed below:

### **General Amenity Grass**

4.6 The sward shall be substantially free of broad leaf weeds with a minimum live ground cover of 90% of the specified grass species where measured with the sward cut to a height of 35mm.

4.7 Amenity grass areas shall be maintained at a height of 50-75mm, average 13-14 cuts per season.

### **Shrub & Herbaceous Planting**

4.8 Ornamental shrubs and groundcover plants to cover 100% of the relevant area at Year 3 and maintained thereafter as necessary. The plants shall attain growth rates and form typical of the relevant species and shall not encroach upon or overhang footpaths or carriageways. Ornamental grass and herbaceous species to cover 100% of the relevant area at Year 2 and maintained thereafter as necessary.

### **Hedge Planting**

4.9 Hedge planting to form a full, dense hedgerow at Year 3. With 100% coverage of the hedge line, and no gaps present. Hedgerows, where adjacent to the highway shall be maintained at 1m in height. Formal hedgerows shall be clipped annually (in early autumn) as a minimum to form a dense screen of even habit and height. The mixed native hedgerow to the boundaries shall be maintained at a suitable height to maintain vigour and dense screening from the periphery.

### **Individual Trees**

4.10 Individual trees planted as specimens or in groups include ornamental and native species. At Year 3 they shall have established a single leader or multi stemmed habit where intended. They shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways.

4.11 They shall be maintained thereafter to develop and retain a well balanced crown, shape and character typical of the species.

### **Sports Pitches**

4.12 The sward shall be substantially free of broad leaf weeds with a minimum live ground cover of 90% of the specified grass species where measured with the sward cut to a height of 35mm.

4.13 Amenity grass areas shall be maintained at a height of 30-35mm with weekly cuts throughout the growing season.

## 5 WORKMANSHIP AND PROTECTED SPECIES COMPLIANCE

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5.1 Where and to the extent that materials and workmanship are not fully specified they are to be:

- (a) Suitable for the purposes of the stated objectives;
- (b) In accordance with good horticultural practice or the current British Standard with particular reference to:
  - BS 3998: Recommendations for tree work
  - BS 4428: Code of practice for general landscape operations
  - BS 7370: Grounds maintenance

Part 1: Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Part 2: Maintenance of hard areas.

Part 3: Maintenance of amenity and functional turf (other than sports turf).

Part 4: Maintenance of soft landscape (other than amenity turf).

5.2 Where the timing of and nature of operations are not fully specified, they are to be carried out in a manner which is compliant with legislation that protects native animal species from intentional or reckless killing, principally the Wildlife and Countryside Act 1981 as amended.

5.3 This will include:

- Prior to works to trees taking place consideration will be given to the potential for bat presence, with advice being sought from a suitably qualified ecologist.
- Prior to works to trees, hedges and shrubs taking place consideration will be given to the potential for nesting birds with advice being sought from a suitably qualified ecologist and/or works will take place outside the bird nesting season to avoid any destruction or damage to birds' nests.
- Management of the existing scrub edge and grassland to the north and west of the school boundary for the benefit of reptiles.

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## **6 RESPONSIBILITIES FOR MANAGEMENT**

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- 6.1 The maintenance and management of the school grounds and all associated boundary treatments will be adopted by Hampshire County Councils grounds maintenance team or delegated operatives following the successful completion of the initial 12 months maintenance and defects period by the main contractor.
- 6.2 The ongoing maintenance of the scheme will be managed by Hampshire County Council in accordance with the general principals set out in this report.

## 7 SCHEDULE OF MAINTENANCE

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7.1 The establishment and upkeep of the various soft landscape elements will entail the maintenance operations outlined below.

### Landscape and Ecological management works:-

#### 7.2 **Rough grassland beyond fenced playground**

- **Grassland Management.** Existing rough grassland areas to the north and west of the school boundary should be allowed to remain long to ensure both sward thickness and rankness is maintained. A rotational cut should be carried out on a 3 year rotation in line with the Reptile Mitigation Strategy to a height of 150 mm to encourage floral diversity whilst maintaining the area as reptile habitat. This will take place in winter whilst reptiles are in hibernation. Encroaching shrub and groundcover species such as Blackthorn and Bramble will need to be controlled in these areas (see Scrub Control below). Cut grass material will be used to maintain two to three small (max. 0.5 m high) grass heaps at the edge of the scrub and within the grassland areas. Excessive material should be removed from the site.
- **Scrub Control.** Areas of dense scrub along the boundary between the grassland and woodland will be cut back every three years to prevent shading of the rough grassland and maintain a scalloped boundary between grassland and scrub/woodland habitats. Any encroachment of scrub into the grassland areas will be halted by hand pulling sapling shrubs and removal of suckering rootstocks. This will be undertaken outside of the breeding bird season, in late January-February. Cut material will be used to maintain woodpiles within the scrub habitat.

#### 7.3 **General Amenity Grass**

- Keep all areas of grass within the playground free from any sharps or any litter/debris that may cause harm or injury to users at all times.
- Reseed and repair all areas which fail to establish or become damaged as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces.
- Generally mow established areas at regular intervals throughout the growing season to maintain a maximum sward height of 50mm maximum to general grass areas.
- Evenly distribute arisings across mown area or collect and remove from site.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate thin areas as required.

#### 7.4 **Amenity Shrub and Groundcover Planting**

- Maintain and top up mulch as necessary during establishment period or until canopy closes.

- Control weed growth as necessary by physical or mechanical means (use of chemicals only permitted with the prior approval of client).
- Remedial pruning as necessary during establishment period.
- Selective pruning to remove growth obstructing paths, carriageways, lighting, sightlines and ground floor windows or to rejuvenate planting as necessary.
- Pruning only as necessary to remove old wood, to encourage new growth or to encourage desirable ornamental features such as flowers, fruit, autumn colour, stem colour, etc.
- Pruning shall maintain natural growth and habit of the relevant shrub species.

#### 7.5 **Street and Hedgerow Trees:**

- Check, adjust and replace tree support systems and tree grilles / guarding as necessary during establishment period.
- Remove redundant tree support systems once trees are fully established.
- Formative pruning as necessary to establish a well balanced head appropriate to the species and purpose.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.

#### 7.6 **Hedgerow planting:**

- Formative pruning as necessary to establish a neat hedge line that is consistent in form and density. Once established trim hedge annually (in early autumn) to form a hedgerow around 1m that is consistent in height and profile.
- Selectively prune mixed native hedgerow planting as required where shrubs / trees start to encroach on boundary enclosures, lighting, footpaths etc.

#### 7.7 **Plant Nutrition**

- Apply plant nutrients / fertiliser only if poor growth and signs of deficiency appear subject to soil/leaf analysis and further advice.

#### 7.8 **Watering**

- Watering shall only be carried out to maintain the health and continued vigour of the trees and shrubs until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
- Areas which become prone to waterlogging shall be alleviated suitably, and / or drainage added as required.

#### 7.9 **Pesticides Generally**

- No pesticides shall be used except with the prior written approval of Taylor Wimpey (or the management company). In such cases all pesticides shall be selected from the current list of

approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.

- The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse.
- Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.

#### 7.10 **Hard Landscape Areas:**

- Keep all hard surfaces, footways and parking areas reasonably weed free at all times using integrated physical/mechanical measures.
- Keep all paths and play areas free from any sharps or any litter/debris that may cause harm or injury to users at all times.
- Control moss and algae as necessary to maintain a clear route across all areas to avoid the risk of slipping in wet conditions.
- Sweeping hard surfaces at regular intervals, at least 4 times per annum, to avoid a build up of grit and other debris. This will also assist with discouraging the growth of moss, algae and weeds and blocking the drainage interstices in porous paving surfaces.
- Removal of snow and ice as directed by the client (or the management company) to maintain safe routes. The application and use of salt should be carefully controlled to avoid damage to planting and the contamination of planting areas.

#### 7.11 **Structures and enclosures:**

- Regularly inspect all external structures including; fences, gates, shelters, street furniture, planters etc. for signs of damage and / or failure. The frequency of inspections should be assessed depending on their significance to cause damage to person or property.
- Check all working parts and fixings to ensure safe operation of any part of the structure such as gates and locks.

#### 7.12 **Mature existing trees:**

- To ensure all trees are in a safe and healthy condition all trees shall be inspected at regular intervals or where visible damage is evident. Additional inspections shall be tasked after storms / periods of bad weather.
- Complete pruning / deadwooding as recommended by the above survey, all works to accord with BS3998:2010. DO NOT DISTURB NESTING BIRDS OR ROOSTING BATS.

#### 7.13 **Litter Control:**

- Scavenging for and removing litter from all hard and soft areas at regular intervals.
- Frequency of litter control works to be fortnightly. After each litter control visit all hard and soft landscaped area to be completely litter free.

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7.14 **Monitoring and Inspection:**

- Provide routine monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall.
- Personnel completing inspections to be suitably qualified and experienced in monitoring landscape works (such as a Member of Landscape Institute)

7.15 **Timing of Operations - Nesting Birds**

- It is an offence to disturb nesting wild birds and their nests under the Wildlife and Countryside Act 1981 (as amended).
- Avoid clearance, pruning and trimming operations during the bird nesting period, generally March to August inclusive, or check in advance that there are no birds nesting in the area of operation.

## 8 TYPICAL PROGRAMME OF OPERATIONS

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
<b>ROUGH GRASSLAND:</b>												
Mow mixed grassland												
Scrub Control												
<b>GRASS AREAS:</b>												
Mow grass												
Weed control												
<b>AMENITY SHRUB AND HEDGE PLANTING:</b>												
Maintain mulch												
Weed control												
Selective pruning / Clipping												
Watering (until establishment)												
<b>INDIVIDUAL TREES:</b>												
Check and adjust support												
Formative pruning												
Remedial pruning												
<b>LITTER CONTROL:</b>												
Collect litter												
<b>HARD AREAS:</b>												
Sweeping												
Control moss/algae												
Weed control												
Ice and snow removal												
<b>PLANT NUTRITION:</b>												
Apply fertiliser												
<b>PEST AND DISEASE CONTROL</b>												
Physical / Mechanical means												
<b>MONITORING AND INSPECTION:</b>												
Generally												
<b>TIMING OF OPERATIONS:</b>												
Avoid nesting birds												

# APPENDIX I

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PLANTING PLAN & SCHEDULES

RPS DRAWING JSL2098\_500 (including Tree and Shrub Schedule)